

233 South Wacker Drive Suite 800, Willis Tower Chicago, IL 60606

312-454-0400 (voice) 312-454-0411 (fax) www.cmap.illinois.gov

Land Use Committee Meeting Minutes

Wednesday, July 21, 2010

Offices of the Chicago Metropolitan Agency for Planning (CMAP)

DuPage County Conference Room

Suite 800, 233 S. Wacker Drive, Willis Tower, Chicago, Illinois

Members Present:

Mark Avery (chair), Ed Paesel (co-chair), Lisa DiChiera, Dennis Sandquist, Kristi DeLaurentiis, Steve Lazzara (for Curt Paddock), David Galowich, Heather Tabbert, Nathaniel Werner, Norm West

Members Absent:

Robert Cole, Robert Palmer, Heather Smith, Karen Stonehouse, Judy Beck, Jerry Conrad, Nancy Williamson, Karie Friling, Jim LaBelle, Roger Dahlstrom

Staff Present:

Stephen Ostrander (committee liaison), Ryan Ames, Bob Dean, Janet Bright

Others Present:

Robert Munson (CMAP Citizen Advisory Committee), Ryan Richter (Metra), John Paige (Illinois American Planning Association)

1.0 Call to Order

Chairman Mark Avery called the meeting to order at 9:04 a.m.

2.0 Agenda Changes and Announcements

None

3.0 Approval of Meeting Notes

Mark Avery moved; Heather Tabbert seconded to approve the minutes of May 19, 2010. All in favor, the motion carried.

4.0 Legislative Update

None

5.0 GO TO 2040 Status Update: Bob Dean, CMAP

Updates on the public comment period for the *GO TO 2040* plan were given. CMAP is currently engaged with numerous meetings across the region. These larger public meetings have been

pretty well attended. Many additional meetings have been going on and are scheduled with non-profit groups, corporations, and other interested stakeholders; in all, CMAP is reaching out to well over 100 different groups. The public comment period ends on August 6th. A new draft of the plan will be released in early September, and then the approval process begins where the boards governing CMAP will probably make some of their final recommendations. The last chance for the Land Use Committee to make recommendations on the plan will be at the next Committee meeting in August (18th).

Mark Avery asked if the last board meeting for final approval of the plan in October will most likely be a ceremonial process. Bob answered that this is the anticipation: all comments from the boards are hoped to be in and accommodated by late September.

John Paige desired clarification on the structure of the boards governing CMAP. Bob explained that there are two boards CMAP has to answer to. CMAP needs approval from both boards to approve the plan. One is the CMAP Board and the other is the MPO Policy Committee. They are both on the same authority level. The planning and programming committees report to the CMAP Board, while the transportation committee reports to the MPO Policy Committee.

Dennis Sandquist asked whether the MPO Policy Committee had approval authority and more than an advisory role. Bob confirmed that it did have approval authority.

Ed Paesel wanted everyone to know the final planning committee meeting was on September 8th and therefore, comments from the Land Use Committee need to be given to him before that time.

Dennis Sandquist asked if CMAP has been getting a lot of feedback on the draft, and mentioned that the McHenry County Board planned to submit detailed comments, though members were concerned about what they saw as a compressed time period for submitting responses. Bob said he had heard that the McHenry County Board felt that way, but insisted that a 2 month comment period seemed reasonable and sufficient.

John Paige asked if the meetings have been well-attended. Bob felt they had been and that a full update about the process will be produced in August.

Mark Avery added that the meeting in DuPage County focused on Livable Communities and reconciling the plan's focus on existing transportation infrastructure versus planning for new major capital projects.

Ed Paesel seconded that emphasis on major capital projects by recalling the discussion in the South Suburbs (Cook County) regarding the desire for several Metra new starts projects to be included on the "fiscally constrained" list. Bob said that CMAP has heard those concerns from a variety of sources and understands those concerns. Unfortunately, existing financial realities and future priorities do not seem to warrant additional major capital projects.

Norm West suggested recent outreach and comments by CMAP may have given the public the impression that CMAP may support two additional major projects. Bob said he was not sure who was conveying such messages because that is not the case as of now.

Robert Munson observed that while *GO TO 2040* heavily emphasizes livable communities and transit, there are not many provisions made for additional transit projects, as 97% of the money is for maintenance and operations. Bob said CMAP always stresses the need for dramatic reinvestment in operations. Many want new projects, but it is essential that the region not allow the current system to fall into disrepair while seeking new projects.

Robert Munson noted that local ordinances often prohibit compact land uses, a reality that must be explained to the public in terms that are easy for them to understand. Bob said that this message is a major aspect of the plan and future implementation efforts.

Mary Avery expressed his understanding for Mr. Munson's concern, but also felt the issue is much more complex, as financial considerations and land use are matters not under the authority of CMAP.

John Paige added that CMAP has no zoning authority, and is therefore left with persuasion. Unless the transportation investments use land use criteria in the approval process, persuasion and advice are CMAP's only means. Bob explained that is part of the reason CMAP is using an incentive-based approach as opposed to a regulatory one. For example, CMAP is seeking grant money to help assist local governments to update ordinances and create new plans. CMAP has also tried to support major capital projects that have compact growth possibilities and implications.

Dennis Sandquist spoke of McHenry County Board's focus on regional governance and fiscal policy. Some on the Board see the plan as a stepping-stone for CMAP to seek more regulatory control.

Mary Avery said that, given the fundamental differences between the two counties, he would expect McHenry County's comments and concerns to be very different than DuPage's—underscoring the important role of the public comment process.

David Galowich observed that *GO TO 2040's* approach, in light of these different perspectives/priorities, should follow the example set by the appropriate application of context sensitive design principles, in that one size does not fit all.

Dennis Sandquist agreed, but observed that it is difficult to address all of that diversity and variations in one document.

Norm West felt that this is a long process of education and change. CMAP's plan needs to be a landmark for where that change should be headed. The federal government appears to be look-

ing for local demonstration of philosophical change and the plan should be an aid for the region to encourage such changes.

Bob underscored that the plan clearly and repeatedly states that "no one size fits all," and does not offer a model for all communities to follow – but instead encourages the consideration of local preferences and context.

6.0 Sustainable Communities Initiative Grants: Bob Dean, CMAP

There are two major classes of grants related to the federal Sustainable Communities Initiative that are currently available. The Community Challenge and TIGER II grants are directed to local government (e.g. State, county, local municipalities, etc.). CMAP is not submitting an application for this particular grant program. But CMAP is encouraging local communities to apply, and offering some technical assistance. CMAP has heard from about 30 different communities in our region who are applying for the grants.

CMAP is applying for a Sustainable Communities Regional Planning Grant, however, as it is directed more toward regional bodies.

Steve Lazzara notified the committee of Will County's intention to submit an application for a TIGER II planning grant to fund a study of the Route 53 corridor, and possibly another to fund a comprehensive revision of the Will County Zoning Ordinance.

Heather Tabbert said the Regional Transportation Authority is submitting two challenge grant applications. One would go toward establishing a Transit-Oriented Development fund and the other for technical assistance to supplement the community planning program. The two requests total about \$350,000.

Bob Dean explained that CMAP is applying for a Regional Planning Grant because *GO TO 2040* meets the criteria for being a regional sustainability plan, as the initiative is encouraging. Therefore, the grant money would be used for implementation of the plan by offering a pool of resources for local communities to do more planning, strategic analysis, and updates of ordinances. Bob estimated that roughly 1/3 of the region's communities do not have adequate planning capacity and would therefore be targeted for technical assistance.

Mark Avery supported CMAP's efforts and plans for using the money if rewarded, and asked if CMAP was reaching out to municipalities for letters of support and comments. Bob replied that CMAP is actively doing that.

John Paige asked if the regional planning grant was a three year program. Bob answered that it is and that CMAP (and the region) could get up to 5 million.

John Paige said that for all the municipalities who lack planning capacity, CMAP's technical assistance efforts and money for planning might compete with consultants. Bob said the intention is to build municipality's capacity to do it themselves.

David Galowich felt consultants are sometimes part of the problem because they just tell their clients what they want to hear and offer cookie cutter plans.

John Paige said that CMAP must be very clear on the role CMAP is going to fill in this effort. Bob said that there is a vicious cycle where a lack of money can equal a lack of quality planning and that it can be hard for stakeholders in that situation to know how to plan best for their communities.

David Galowich said that there almost needs to be a rubric for local plan implementation to show how to plan for specific situations and needs.

John Paige felt some consultants are really progressive, and selecting the right one is a very important part of the process.

Norm West wondered how we should link the technical assistance efforts with municipalities translating *GO TO 2040* into local changes like ordinance updates and policy development.

Ed Paesel added that one of the technical assistance efforts by CMAP could be directed at building the capacity of municipal staff while another could be directed to educating and networking with consultants to get on board with *GO TO 2040* goals and objectives.

John Paige offered Illinois American Planning Association's support as a partner in such efforts. Bob said that CMAP will be looking for these sorts of partnerships.

Steve Lazzara felt the problem is less with planning staff and consultants as it is with officials. Bob said CMAP plans to reinstitute planning commissioner trainings as part of its implementation of *GO TO* 2040.

7.0 Next Meeting:

August 18, 2010

8.0 Other Business

None

9.0 Public Comment

None

10.0 Adjournment

The meeting was adjourned at 10:35am

Respectfully submitted,

Stephen Ostrander

Staff Liaison to the Land Use Committee

Notes compiled with the help of Ryan Ames